

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 to permit a side yard setback of 9 ft. in lieu of the required 10 ft. and a rear yard setback (Waterfront) of 25 ft. in lieu of the required 30 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Subject property has an unusual "dog leg" on its eastern boundary, with a centerline width of 55.3 feet, which Petitioners had believed was 60 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Louis L. DePazzo, Sr.

(Type or Print Name)

Signature

38 S. Dundalk Avenue

Baltimore, Maryland 21222

City and State

Attorney's Telephone No.: (301) 288-9303

Legal Owner(s):

Louis L. DePazzo, Jr.

(Type or Print Name)

Signature

Donna L. DePazzo

(Type or Print Name)

Signature

1818 Tyler Road

Baltimore, Maryland 21222

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of July, 1986, at 9:45 o'clock

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S of Avenue "B", 60' E of * DEPUTY ZONING COMMISSIONER
the C/L of McComas Road * OF BALTIMORE COUNTY
15th Election District *
Louis L. DePazzo, Jr., et ux, * Case No. 87-8-A
Petitioners *

The Petitioners herein request variances to permit a side yard setback of 9 feet in lieu of the required 10 feet and a rear yard setback of 25 feet in lieu of the required 30 feet to construct a home facing the waterfront.

Testimony by one of the Petitioners indicated that the original survey information led to the choice of a specific dwelling design to meet the needs of the Petitioners. Construction of the home has begun and is currently one quarter to one third complete. In fact, a surveyor's mistake and the actual angle of the east property line mean that construction of the chosen residence cannot be completed on the property without the requested variances.

There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and habitat; and the granting of the requested variances would not adversely affect the health, safety, and general welfare of the community, the variances should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of July 1986, that the herein request for variances to permit a side yard setback of 9 feet and a rear yard setback of 25 feet as shown on the plan submitted and filed herein, is GRANTED, from and after the date of this Order, subject, however, to the following restriction:

- 1) Two major or four minor deciduous trees or conifers shall be maintained on the lot. Runoff from impervious surfaces should be directed to the lawn or unpaved areas to encourage the maximum degree of infiltration.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 15, 1986

Louis L. DePazzo, Sr., Esquire
38 S. Dundalk Avenue
Baltimore, Maryland 21222

RE: Petition for Zoning Variance
N/S of Avenue "B", 60' E of
the C/L of McComas Road
15th Election District
Case No. 87-8-A

Dear Mr. DePazzo:

I have this date passed my Order in the above referenced Petition for Zoning Variance in accordance with the attached.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: Mr. & Mrs. Louis L. DePazzo, Jr.
1818 Tyler Road
Baltimore, Maryland 21222

People's Counsel

ORDER RECEIVED FOR FILING
DATE 7/15/86
BY *Letta J. DePazzo*
ADMINISTRATIVE ASSISTANT

PETITION FOR ZONING VARIANCES

15th Election District

Case No. 87-8-A

LOCATION: North Side of Avenue "B", 60 feet East of the Centerline of McComas Road

DATE AND TIME: Tuesday, July 8, 1986, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a side yard setback of 9 feet in lieu of the required 10 feet and a rear yard setback of 25 feet in lieu of the required 30 feet

Being the property of Louis L. DePazzo, Jr., et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES * BEFORE THE ZONING COMMISSIONER
N/S of Avenue "B", 60' * OF BALTIMORE COUNTY
E of the C/L of McComas Rd., *
15th District *
LOUIS L. DePAZZO, JR., * Case No. 87-8-A
et ux, Petitioners *

ENTRY OF APPEARANCE

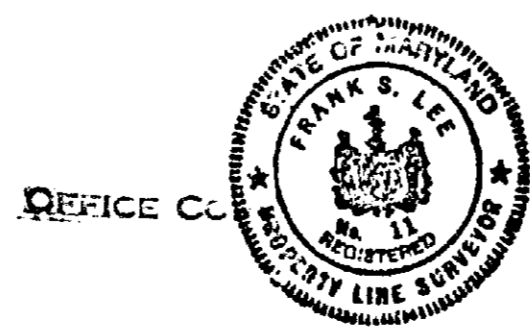
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

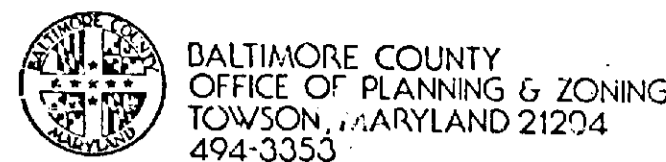
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to Louis L. DePazzo, Sr., Esquire, 38 S. Dundalk Ave., Baltimore, MD 21222, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman





ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 1, 1986

Louis L. DePazzo, Sr., Esquire
38 South Dundalk Avenue
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCE
N/S of Avenue "B", 60' E of the c/l of McComas Rd.
15th Election District
Louis L. DePazzo, Jr., et ux - Petitioners
Case No. 87-8-A

Dear Mr. DePazzo:

This is to advise you that \$69.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021779

County, Maryland, and remit
to, Towson, Maryland

DATE: 7/3/86 ACCOUNT: R-01-615-000

SIGN & POST
RETURNED AMOUNT \$ 69.75
Louis L. DePazzo, Jr., 1510 Tyler Rd.
Baltimore, MD 21222

RECEIVED FROM: Advertising and Posting re Case #87-8-A

FOR: B 8020-*****007513 4020F

VALIDATION OR SIGNATURE OF CASHIER

Louis L. DePazzo, Sr., Esquire
38 South Dundalk Avenue
Baltimore, Maryland 21222

June 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
N/S of Avenue "B", 60' E of the c/l
of McComas Rd.
15th Election District
Louis L. DePazzo, Jr., et ux - Petitioners
Case No. 87-8-A

TIME: 9:45 a.m.

DATE: Tuesday, July 8, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

AJ:med

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 020080

DATE: 5/7/86 ACCOUNT: 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM: Louis DePazzo

FOR: Variance # 410 Avenue "B"

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Jung
TO: Deputy Zoning Commissioner

Date: July 7, 1986

FROM: Norman E. Gerber, AICP
Planning and Zoning

SUBJECT: Chesapeake Bay Critical Area Findings--Louis L. De Pazzo, Jr. et ux,
(87-8-A, Item 410) and George F. Wooden, Sr., et ux, (87-9-A, Item
412)

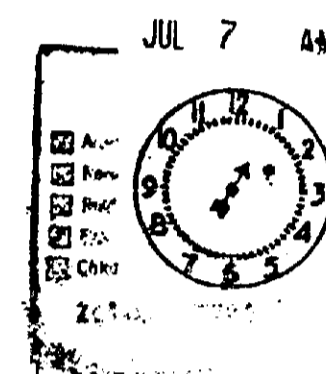
Per your request, I am by this memo providing you with additional comments regarding these petitions.

As regards the Wooden petition, it will satisfy the requirements of the Chesapeake Bay Critical Area statute if four major deciduous or eight minor deciduous or conifer trees are maintained on the lot. In addition, insofar as possible, runoff from impervious surfaces should be directed to lawn or unpaved areas to encourage the maximum degree of infiltration.

The De Pazzo petition would conform to statute requirements if two major deciduous or four minor deciduous or conifers are planted and/or maintained on the lot. Runoff from impervious surfaces should be managed in the same fashion as the preceding petition.

[Signature]
Norman E. Gerber, AICP

NEG:PJS:eds



CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: June 20, 1986

FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning

SUBJECT: Zoning Petitions for Variance: 87-8-A; 87-9-A

I have reviewed the above petitions and have found their requests to be consistent with the requirements of the Chesapeake Bay Critical Area legislation.

[Signature]
Norman E. Gerber, AICP

NEG/JGH/sf

cc: Tom Vidmar, Dept. of Public Works, Engineering
Jean M. H. Jung
Tim Dugan
Paul Solomon
Audrey Thier
J. G. Hoswell

CPS-008

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 6/7/86

Posted for: Variance

Petitioner: Louis L. DePazzo, Jr., et ux

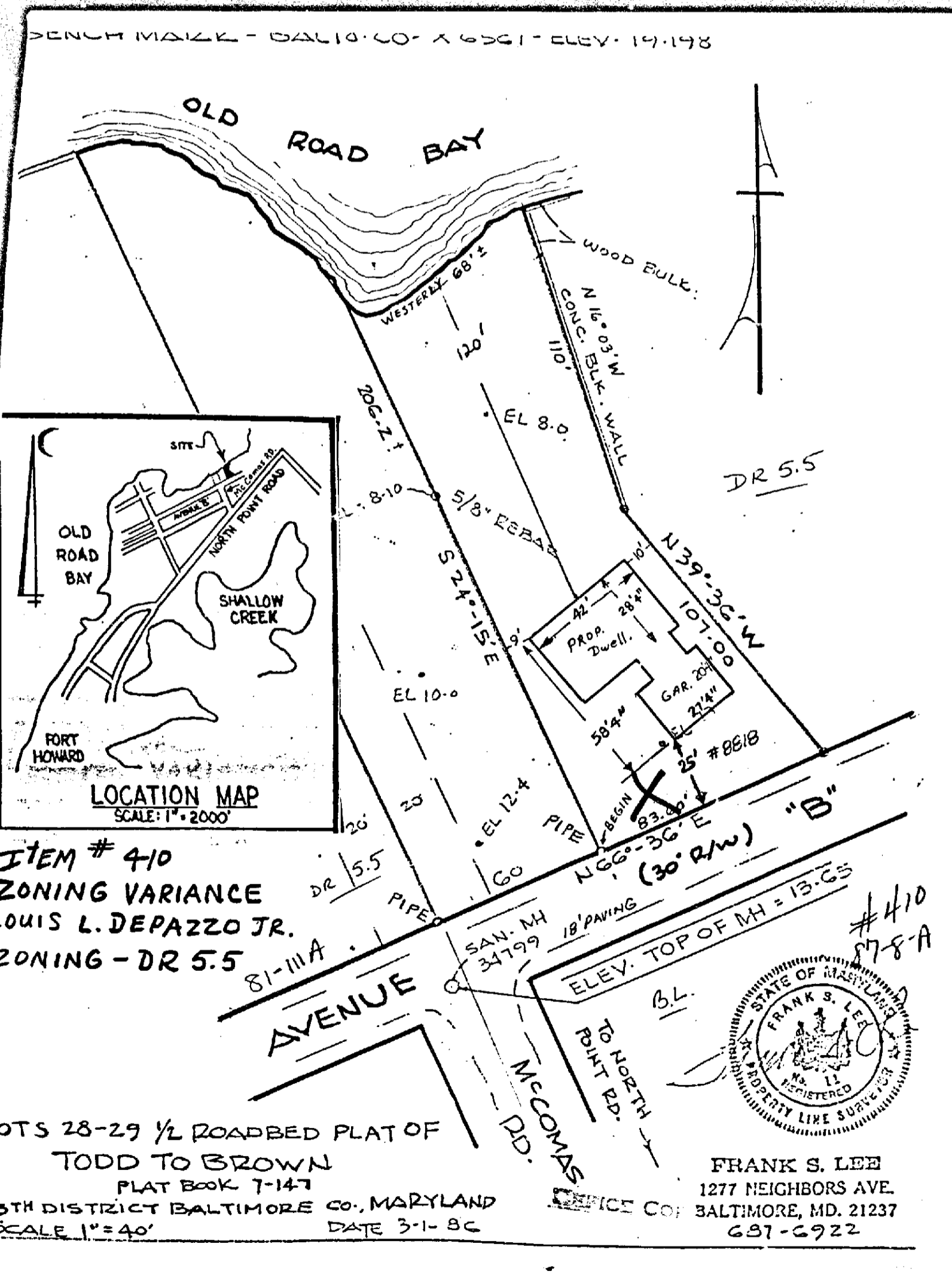
Location of property: N/S of Avenue "B", 60' E of McComas Rd.

Location of Sign: Louis L. DePazzo, Jr., et ux, 1510 Tyler Rd., Baltimore, MD 21222

Remarks: *[Signature]*

Posted by: *[Signature]* Date of return: 6/17/86

Number of Signs: 1



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: June 23, 1986

FROM: Norman E. Gerber, AICP
Director, Office of Planning & Zoning

SUBJECT: Zoning Variance Petitions:
No. 87-7-A
No. 87-10-A
No. 87-11-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP

NEG:JGH:bjs

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE June 26, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Louis J. DePazzo, Sr.
38 S. Dundalk Avenue
Baltimore, Maryland 21222

RE: Item No. 410 - Case No. 87-8-A
Petitioner: Louis L. DePazzo, Jr., et ux
Petition for Zoning Variance

Dear Mr. DePazzo:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kdb

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 19, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 19, 1986.

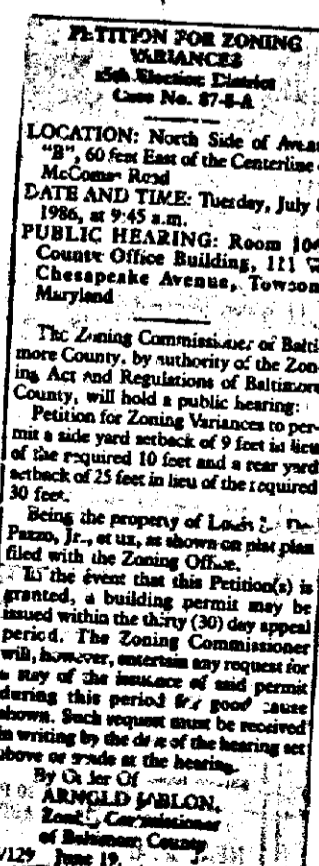
THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

24.75



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
2nd day of June, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Louis L. DePazzo, Jr., et ux Received by: James E. Dyer
Petitioner's Attorney Louis J. DePazzo, Sr., Esquire Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

June 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of Pet. for Zoning Var.
P.O. #77827 - Req. #L85721 - 75 lines @ \$30.00.
was inserted in The Dundalk Eagle a weekly news-
paper published in Baltimore County, Maryland, once a week
for one successive week before the
20th day of June 1986; that is to say,
the same was inserted in the issues of June 19, 1986

Kimbel Publication, Inc.
per Publisher.

By E. D. Miller



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

May 20, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Louis L. DePazzo, Jr., et ux (Critical Area)

Location: N/S Avenue "B" 60' E. of the centerline McComas Rd.

Item No.: 410

Zoning Agenda: Meeting of 5/20/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals of _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 edition prior
to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments on this time.

REVIEWER: _____
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/mb

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984

EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to
inundation by tides, the building's lowest floor (including basement) shall
be not lower than one (1) foot above the 100-year flood elevation, as established
by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever
is more restrictive. These buildings or additions shall be designed and adequately
anchored to prevent flotation, collapse, or lateral movement of the structure with
materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to
underside of floor joists is less than six feet or if enclosure walls are at least
50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined
by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever
is the more restrictive, shall be constructed so that water will pass through without
resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water
supply, sanitary sewage, electric, gas and oil, must be designed to minimize or
eliminate infiltration of flood waters into the systems and discharges from the
systems into flood waters, and require on-site waste disposal systems to be located
so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE
100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain
of any watercourse. The 100-year flood plain shall be based upon the Federal Flood
Insurance Study or the Department of Public Works, whichever is the more restrictive.
This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by
Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling
units damaged in excess of 50 percent of physical value shall also be governed by
the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the
riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of
physical value.

April 1985



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

June 5, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 410 Zoning Advisory Committee Meeting are as follows:

Property Owner: Louis L. DePazzo, Jr. et ux (CRITICAL AREA)
Location: N/S Avenue "B", 60 feet E of the c/l McComas Road
District: 15th

APPLICABLE ITEMS ARE CIRCLED:

(C) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,
the Maryland Code for the Handicapped and Aged (A.R.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(C) A building and other miscellaneous permits shall be required before the start of any construction.

(C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is/are not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 5'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer
than 5'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party
wall. See Table M01, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an
exterior wall within 5'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office cannot be considered until the owner has data pertaining to height/area and
construction type is provided. See Table M01 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____ of the Baltimore
County Building Code.

H. When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or
to Mixed Use _____ See Section 312 of the Building Code.

(C) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached
copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct
elevations above sea level for the lot and the finished floor levels including basement.

(C) Comments: Elevations above sea level not shown on plan.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Review

4/22/85

Louis L. DePazzo
Attorney at Law

38 South Dundalk Avenue • Dundalk, Maryland 21222
301-288-9303

May 6, 1986

Mr. Arnold Jablon
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon,

This is to confirm our tele-
cerning a revised plat plan, cop
hereto.

As I advised you, the subje
feet in width rather than 60 feet
due to the unusual "dog-leg" as

It is required that we be p
the subject property and the lot
The variance is for a 9 foot sid
the 10 foot set back required by Regulation.

You advised that you would grant a "Provisional Variance"
if the adjacent owners consented in writing and I have re-
quested they sign this letter as an expression of their consent.

Thank you for your courtesy and cooperation in this
matter.

Very truly yours,

Louis L. DePazzo

LLD/cn

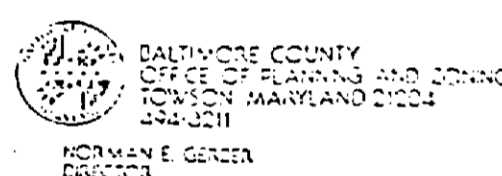
We the undersigned consent to the above variance.

HARRY WILLIAMS

MILES MEYER

PERCE WILLIAMS

DORIS MEYER



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JUNE 17, 1986

(CRITICAL AREA)

Re: Zoning Advisory Meeting of MAY 20, 1986
Item #410 LOUIS L. DE PAZZO, JR.
Location: N/S OF AVENUE "B", 60' E. OF c/l
OF McCOMAS RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- () There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior
to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-59 of the Development
Regulations.
- () Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board.
on _____
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____
- () The property is located in a traffic area controlled by a "D" level
intersection as defined by Bill 172-73, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.

Additional comments:
THIS SITE IS LOCATED IN THE CHESAPEAKE BAY
CRITICAL AREA. ADDITIONAL COMMENTS WILL BE
PROVIDED BY THE COMPREHENSIVE PLANNING DIV.

Eufrone A. Rober
Chief, Current Planning and Development

CC: James Haswell

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 to permit a side yard setback of 9 ft. in lieu of the required 10 ft. and a rear yard setback (Waterfront) of 25 ft. in lieu of the required 30 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Subject property has an unusual "dog leg" on its eastern boundary, with a centerline width of 55.3 feet, which Petitioners had believed was 60 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Louis L. DePazzo, Sr.

(Type or Print Name)

Signature

38 S. Dundalk Avenue

Baltimore, Maryland 21222

City and State

Attorney's Telephone No.: (301) 288-9303

Legal Owner(s):

Louis L. DePazzo, Jr.

(Type or Print Name)

Signature

Donna L. DePazzo

(Type or Print Name)

Signature

1818 Tyler Road

Address

285-1966

Phone No.

Baltimore, Maryland 21222

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of July, 1986, at 9:45 o'clock

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S of Avenue "B", 60' E of * DEPUTY ZONING COMMISSIONER
the C/L of McComas Road * OF BALTIMORE COUNTY
15th Election District *
Louis L. DePazzo, Jr., et ux, * Case No. 87-8-A
Petitioners *

The Petitioners herein request variances to permit a side yard setback of 9 feet in lieu of the required 10 feet and a rear yard setback of 25 feet in lieu of the required 30 feet to construct a home facing the waterfront.

Testimony by one of the Petitioners indicated that the original survey information led to the choice of a specific dwelling design to meet the needs of the Petitioners. Construction of the home has begun and is currently one quarter to one third complete. In fact, a surveyor's mistake and the actual angle of the east property line mean that construction of the chosen residence cannot be completed on the property without the requested variances.

There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and habitat; and the granting of the requested variances would not adversely affect the health, safety, and general welfare of the community, the variances should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of July 1986, that the herein request for variances to permit a side yard setback of 9 feet and a rear yard setback of 25 feet as shown on the plan submitted and filed herein, is GRANTED, from and after the date of this Order, subject, however, to the following restriction:

- Two major or four minor deciduous trees or conifers shall be maintained on the lot. Runoff from impervious surfaces should be directed to the lawn or unpaved areas to encourage the maximum degree of infiltration.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 15, 1986

Louis L. DePazzo, Sr., Esquire
38 S. Dundalk Avenue
Baltimore, Maryland 21222

RE: Petition for Zoning Variance
N/S of Avenue "B", 60' E of
the C/L of McComas Road
15th Election District
Case No. 87-8-A

Dear Mr. DePazzo:

I have this date passed my Order in the above referenced Petition for Zoning Variance in accordance with the attached.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: Mr. & Mrs. Louis L. DePazzo, Jr.
1818 Tyler Road
Baltimore, Maryland 21222

People's Counsel

ORDER RECEIVED FOR FILING

DATE 7/15/86

BY *Letta J. DePazzo*

ORDER RECEIVED FOR FILING

DATE 7/15/86

BY *Letta J. DePazzo*

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

May 7, 1986

No. 8818 Avenue "B"
Part of lots 28 and 29, plat of Todd to Brown, 7/147
15th District Baltimore County, Maryland

Beginning for the same on the north side of Avenue "B" at the distance of 60 feet measured easterly along the north side of Avenue "B" from the center line of McComas Road as laid out and shown on the plat of Todd to Brown, said plat being recorded among the land records of Baltimore County in Plat Book 7 folio 147; thence running and binding on the north side of Avenue "B" North 66 degrees 36 minutes East 83.60 feet, thence leaving Avenue "B" for lines of division as follows: North 39 degrees 36 minutes West 107 feet, North 16 degrees 03 minutes West 110 feet more or less to the waters of Old Road Bay, thence on the waters of Old Road Bay in a westerly direction 68 feet more or less and South 24 degrees 15 minutes East 206.20 feet more or less to the place of beginning.

Containing 0.30 acres of land more or less.

PETITION FOR ZONING VARIANCES

15th Election District

Case No. 87-8-A

LOCATION: North Side of Avenue "B", 60 feet East of the Centerline of McComas Road

DATE AND TIME: Tuesday, July 8, 1986, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a side yard setback of 9 feet in lieu of the required 10 feet and a rear yard setback of 25 feet in lieu of the required 30 feet

Being the property of Louis L. DePazzo, Jr., et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
N/S of Avenue "B", 60' : OF BALTIMORE COUNTY
E of the C/L of McComas Rd., :
15th District :
LOUIS L. DEPAZZO, JR., : Case No. 87-8-A
et ux, Petitioners :

ENTRY OF APPEARANCE

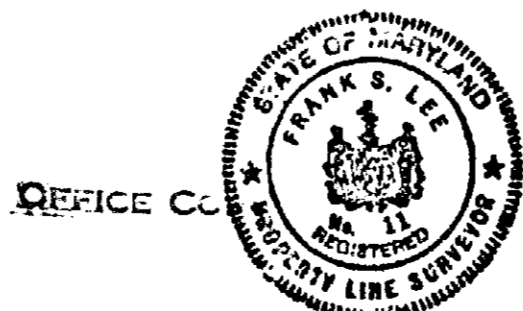
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

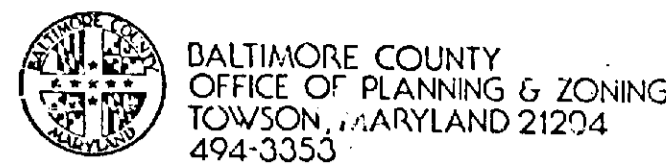
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to Louis L. DePazzo, Sr., Esquire, 38 S. Dundalk Ave., Baltimore, MD 21222, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman





ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 1, 1986

Louis L. DePazzo, Sr., Esquire
38 South Dundalk Avenue
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCE
N/S of Avenue "B", 60' E of the c/l of McComas Rd.
15th Election District
Louis L. DePazzo, Jr., et ux - Petitioners
Case No. 87-8-A

Dear Mr. DePazzo:

This is to advise you that \$69.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021779

County, Maryland, and remit
to, Towson, Maryland

DATE: 7/3/86 ACCOUNT: R-01-615-000

SIGN & POST
RETURNED AMOUNT \$ 69.75
Louis L. DePazzo, Jr., 1510 Tyler Rd.
Baltimore, MD 21222

RECEIVED FROM: Advertising and Posting re Case #87-8-A

FOR: B 8020-*****007513 4020F

VALIDATION OR SIGNATURE OF CASHIER

Louis L. DePazzo, Sr., Esquire
38 South Dundalk Avenue
Baltimore, Maryland 21222

June 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
N/S of Avenue "B", 60' E of the c/l
of McComas Rd.
15th Election District
Louis L. DePazzo, Jr., et ux - Petitioners
Case No. 87-8-A

TIME: 9:45 a.m.

DATE: Tuesday, July 8, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

AJ:med

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 020080

DATE: 5/7/86 ACCOUNT: 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM: Louis DePazzo

FOR: Variance # 410 Avenue "B"

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Jung
TO: Deputy Zoning Commissioner

Date: July 7, 1986

FROM: Norman E. Gerber, AICP
Planning and Zoning

SUBJECT: Chesapeake Bay Critical Area Findings--Louis L. De Pazzo, Jr. et ux,
(87-8-A, Item 410) and George F. Wooden, Sr., et ux, (87-9-A, Item
412)

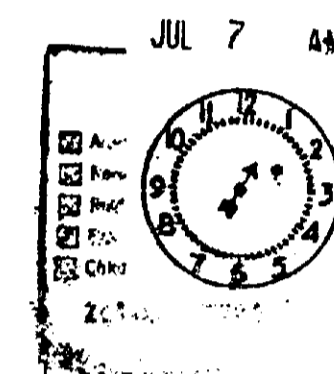
Per your request, I am by this memo providing you with additional comments regarding these petitions.

As regards the Wooden petition, it will satisfy the requirements of the Chesapeake Bay Critical Area statute if four major deciduous or eight minor deciduous or conifer trees are maintained on the lot. In addition, insofar as possible, runoff from impervious surfaces should be directed to lawn or unpaved areas to encourage the maximum degree of infiltration.

The De Pazzo petition would conform to statute requirements if two major deciduous or four minor deciduous or conifers are planted and/or maintained on the lot. Runoff from impervious surfaces should be managed in the same fashion as the preceding petition.

[Signature]
Norman E. Gerber, AICP

NEG:PJS:eds



CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: June 20, 1986

FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning

SUBJECT: Zoning Petitions for Variance: 87-8-A; 87-9-A

I have reviewed the above petitions and have found their requests to be consistent with the requirements of the Chesapeake Bay Critical Area legislation.

[Signature]
Norman E. Gerber, AICP

NEG/JGH/sf

cc: Tom Vidmar, Dept. of Public Works, Engineering
Jean M. H. Jung
Tim Dugan
Paul Solomon
Audrey Thier
J. G. Hoswell

CPS-008

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 6/7/86

Posted for: Variance

Petitioner: Louis L. DePazzo, Jr., et ux

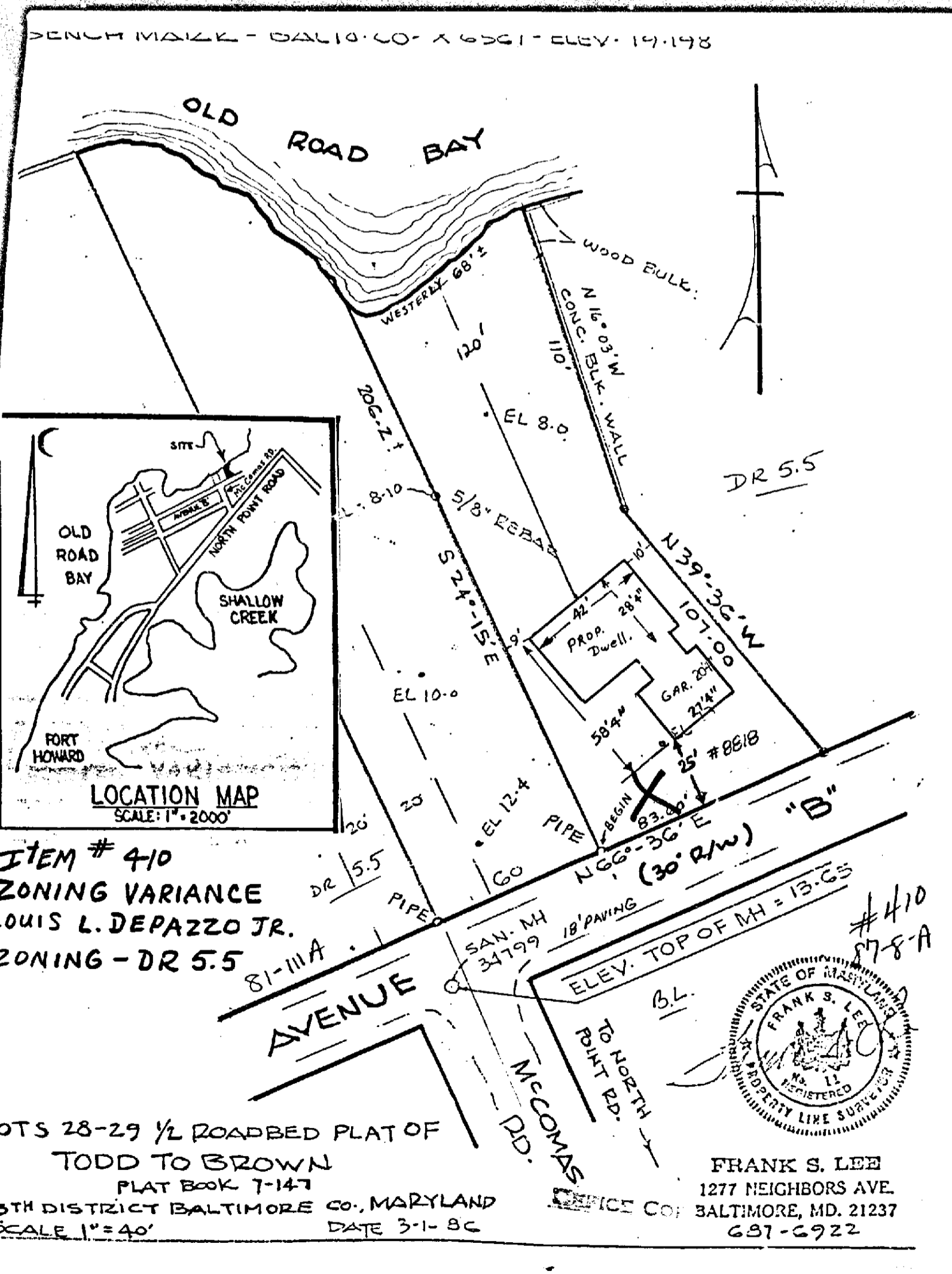
Location of property: N/S of Avenue "B", 60' E of McComas Rd.

Location of Sign: Avenue "B", corner of E. Fox road, on property of R. L. Thier

Remarks: *[Signature]*

Posted by: *[Signature]* Date of return: 6/12/86

Number of Signs: 1



CERTIFICATE OF PUBLICATION

TOWSON, MD., June 19, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 19, 1986.

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE
Case No. 87-8-A
LOCATION: North Side of Avenue "B", 60' E of the Center of McComas Rd.
DATE AND TIME: Tuesday, July 8, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variance to permit a side yard setback of 5 feet in front of the proposed 10 foot and a rear yard setback of 25 feet in lieu of the required 30 feet.
Noting the property of Louis L. DePazzo, Jr., et ux, as shown on site plan filed with the Zoning Office.
It is the order of the Zoning Commissioner that a hearing be held on the petition for zoning variance to permit a side yard setback of 5 feet in front of the proposed 10 foot and a rear yard setback of 25 feet in lieu of the required 30 feet.
The Zoning Commissioner will receive all comments and suggestions from the public at the hearing.
By Order of the Zoning Commissioner
Arnold Jablon, Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP
Director, Office of Planning & Zoning

Date: June 23, 1986

SUBJECT: Zoning Variance Petitions:
No. 87-7-A
No. 87-10-A
No. 87-11-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP

NEG:JGH:bjs

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE June 26, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Louis J. DePazzo, Sr.
38 S. Dundalk Avenue
Baltimore, Maryland 21222

RE: Item No. 410 - Case No. 87-8-A
Petitioner: Louis L. DePazzo, Jr., et ux
Petition for Zoning Variance

Dear Mr. DePazzo:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER

Chairman
Zoning Plans Advisory Committee

JED:kdb

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
2nd day of June, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Louis L. DePazzo, Jr., et ux Received by: James E. Dyer
Petitioner's Attorney Louis J. DePazzo, Sr., Esquire Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

June 20,

1986

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of Pet. for Zoning Var.
P.O. #77827 - Req. #L85721 - 75 lines @ \$30.00.
was inserted in The Dundalk Eagle a weekly news-
paper published in Baltimore County, Maryland, once a week
for one successive week before the
20th day of June 1986; that is to say,
the same was inserted in the issues of June 19, 1986

Kimbel Publication, Inc.
per Publisher.

By *E. D. O'Neil*



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

May 20, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Louis L. DePazzo, Jr., et ux (Critical Area)

Location: N/S Avenue "B" 60' E. of the centerline McComas Rd.

Item No.: 410

Zoning Agenda: Meeting of 5/20/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals of _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 edition prior
to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/mb

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984

EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to
inundation by tides, the building's lowest floor (including basement) shall
be not lower than one (1) foot above the 100-year flood elevation, as established
by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever
is more restrictive. These buildings or additions shall be designed and adequately
anchored to prevent flotation, collapse, or lateral movement of the structure with
materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to
underside of floor joists is less than six feet or if enclosure walls are at least
50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined
by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever
is the more restrictive, shall be constructed so that water will pass through without
resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water
supply, sanitary sewage, electric, gas and oil, must be designed to minimize or
eliminate infiltration of flood waters into the systems and discharges from the
systems into flood waters, and require on-site waste disposal systems to be located
so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE
100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain
of any watercourse. The 100-year flood plain shall be based upon the Federal Flood
Insurance Study or the Department of Public Works, whichever is the more restrictive.
This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by
Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling
units damaged in excess of 50 percent of physical value shall also be governed by
the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the
riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of
physical value.

April 1985



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

June 5, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 410 Zoning Advisory Committee Meeting are as follows:

Property Owner: Louis L. DePazzo, Jr. et ux (CRITICAL AREA)
Location: N/S Avenue "B", 60 feet E of the c/l McComas Road
District: 15th

APPLICABLE ITEMS ARE CIRCLED:

(C) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,
the Maryland Code for the Handicapped and Aged (A.R.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(C) A building and other miscellaneous permits shall be required before the start of any construction.

(C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is/are not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 5'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer
than 5'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party
wall. See Table M01, Section 1107, Section 1106.2 and Table M02. No openings are permitted in an
exterior wall within 5'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office cannot be considered until the owner has data pertaining to height/area and
construction type is provided. See Table M01 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____ of the Baltimore
County Building Code.

H. When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also
be filed along with these sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or
to Mixed Use _____ See Section 312 of the Building Code.

(C) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached
copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct
elevations above sea level for the lot and the finished floor levels including basement.

(C) Comments: Elevations above sea level not shown on plan.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Schuman
By: C. E. Schuman, Chief
Building Plans Section

4/22/85

Louis L. DePazzo
Attorney at Law

38 South Dundalk Avenue • Dundalk, Maryland 21222
301-288-9303

May 6, 1986

Mr. Arnold Jablon
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon,

This is to confirm our tele-
cerning a revised plat plan, cop
hereto.

As I advised you, the subje
feet in width rather than 60 fee
due to the unusual "dog-leg" as

It is required that we be p
the subject property and the lot
The variance is for a 9 foot sid
the 10 foot set back required by Regulation.

You advised that you would grant a "Provisional Variance"
if the adjacent owners consented in writing and I have re-
quested they sign this letter as an expression of their consent.

Thank you for your courtesy and cooperation in this
matter.

Very truly yours,

Louis L. DePazzo
Louis L. DePazzo

LLD/cn

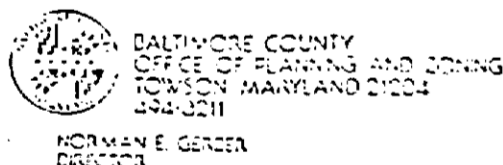
We the undersigned consent to the above variance.

Harry Williams
HARRY WILLIAMS

Miles Meyer
MILES MEYER

George Williams
GEORGE WILLIAMS

Doris Meyer
DORIS MEYER



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JUNE 17, 1986

(CRITICAL AREA)

Re: Zoning Advisory Meeting of MAY 20, 1986

Item #410 LOUIS L. DE PAZZO, JR.

Location: N/S OF AVENUE "B", 60' E. OF c/l

OF McCOMAS RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- () There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior
to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-59 of the Development
Regulations.
- () Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board.
on _____
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____
- () The property is located in a traffic area controlled by a "D" level
intersection as defined by Bill 172-73, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.

Additional comments:
THIS SITE IS LOCATED IN THE CHESAPEAKE BAY
CRITICAL AREA. ADDITIONAL COMMENTS WILL BE
PROVIDED BY THE COMPREHENSIVE PLANNING DIV.

Eufrone A. Rober
Chief, Current Planning and Development

cc: James Haswell